



***City of Alexandria, Virginia***  
***Department of Planning & Zoning***

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	SUP #2018-0102
Approved by Planning and Zoning:	December 11, 2018
Permission is hereby granted to:	Abderrahim Rayan Moussaif
to use the premises located at:	405 Fannon Street
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

December 11, 2018  
Date

  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: December 10, 2018

TO: Tony LaColla, Division Chief  
Department of Planning and Zoning

FROM: Max Ewart, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0102  
Administrative Review for a New Use Special Use Permit  
Site Use: Day Care Center  
Applicant: Abderrahim Moussaif  
Location: 405 Fannon Street  
Zone: CDD #24 – Oakville Triangle and Route 1 Corridor  
Coordinated Development District

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### **Request**

Special Use Permit (SUP) #2018-0102 is a request to operate a day care center at 405 Fannon Street. The applicant would care for up to 200 children, with a staff of 35 – 40 individuals. The children cared for would be between six weeks and five years old.

The applicant's proposed pick-up and drop-off plan utilizes six parking spaces alongside the tenant space at 405 Fannon Street. Peak parent drop-off and pick-up times would be from 7 a.m. – 9 a.m. and 4:30 pm – 6 p.m., Monday through Friday. A minimum of six spaces would be signed for 15-minute parking and would be utilized during pick-up and drop-off times. Parents would either park their vehicles and walk children to meet day care center staff or who would wait in their vehicles in the parking area and daycare center staff would meet children at the vehicle.

### **Background**

Since its construction in 1952 the building footprint has not changed and has been maintained to accommodate a long-term storage use. The site is within the Oakville Triangle and Route 1 Corridor Coordinated Development District. Due to no DSUPs on this site, it has retained its Industrial zoning designation per CDD #24. There have been no recent code or zoning violations associated with the property.

City Council approved SUP #2018-0057 for a request for a 45-space parking reduction on September 15, 2018. Special Use Permit #2018-0057 includes several conditions that must be met prior to a certificate of occupancy being issued to the lessee. The applicant for SUP #2018-0057 is required restripe the on-street parking spaces in front of 405 Fannon Street to create at least 14 parking spaces by eliminating angled parking and replace it with parking where the parked vehicles are perpendicular to the curb. Conditions #4 and #5 require the applicant for SUP #2018-0057 to install nonpermanent planters and maintain plantings in those planters. The planters must not exceed 30" in height, and 36" in depth. The planters are subject to administrative permit approval of the Department of Transportation and Environmental Services.

## **CONDITIONS OF SPECIAL USE PERMIT #2018-0102**

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The hours of operation for the day care center shall be limited to 7 a.m. and 6 p.m., Monday through Friday
3. The applicant must obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
4. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all Special Use Permit provisions and requirements. (P&Z)
5. The applicant must adhere to its drop off and pick up plan, as approved in this SUP so as to create minimal impact on pedestrian and vehicular traffic. If impacts result, the Directors of Planning and Zoning and Transportation and Environmental Services reserve the right to revisit this agreement and may impose amended or additional requirements to ensure that adequate pick-up and drop-off facilities are maintained. (P&Z) (T&ES) (PC)
6. Condition 3, 4, and 5 of SUP #2018-0057 must be satisfied prior to the issuance of a certificate of occupancy for the day care center.
7. A designated staff person shall be assigned to be outside during peak morning and afternoon hours to help manage the pick-up and drop-off activities. (T&ES)
8. A minimum of six parking spaces shall be used for the pick up and drop off of children. Pursuant to the Traffic and Parking Board approval on September 21, 2018, up to 16 spaces may be signed for 15-minute parking in front of 405 Fannon Street to accommodate the applicant's pick up and drop off plan.. (P&Z) (T&ES)
9. All waste products including but not limited to organic compounds (solvents and cleaners), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
10. The use must comply with City's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)

## **CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F – finding

### **Transportation and Environmental Services**

- F-1 At their meeting on June 25, 2018, the Traffic and Parking Board recommended approval of 6 spaces on Fannon Street to be signed for 15-minute parking, 7AM-6PM, Mon-Fri, which will facilitate drop-off and pick-up activities at the daycare. Up to 16 total 15-minute spaces may be administratively approved by the Director of T&ES. (T&ES)
- F-2 A parking reduction for the building was approved under SUP 2018-00057. All applicable conditions of approval from this SUP are in effect for this SUP. (T&ES)
- R-1 A designated staff person shall be assigned to be outside during peak morning and afternoon hours to help manage the pick-up and drop-off activities. (T&ES)
- R-2 The applicant shall notify T&ES staff if additional short-term parking spaces are needed to improve pick-up and drop-off activities. Pursuant to the Traffic and Parking Board approval, up to 16 spaces may be signed for short-term parking on Fannon Street. (T&ES)
- R-3 All waste products including but not limited to organic compounds (solvents and cleaners), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-4 The use must comply with City's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
- R-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

### **Code**

- C-1 A building permit, plan review and inspections are required prior to the start of construction.
- C-2 A building code consultation is recommended prior to approval

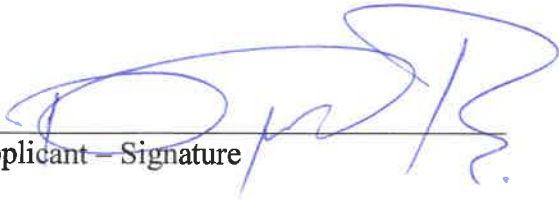
### **Fire**

- C-1 A fire prevention permit is required for this use and occupancy condition

## STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0102. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a restaurant at 405 Fannon Street.

Applicant - Signature



Date

12-11-2018

Applicant - Printed

Abdenahim Rayan Moussaif

Date

12-18-2018